

# The Bengal Wing

Devonshire Square, EC2

Part of the DSQ campus





# Work. Grow. Inspire.

Devonshire Square is a unique campus packed with amenities and a vibrant community of retailers, occupiers and residents.

- Located less than a 60 second walk to Liverpool Street, one of the best connected transport hubs in the UK.
- A total of 18 bars, restaurants & shops reside on the Devonshire campus.
- Various events held all year round including yoga classes, taster classes and HIIT sessions at Fitness First for all Devonshire Square occupiers.
- The Bengal Wing is a stunning Grade II listed building benefitting from unique original warehouse features.

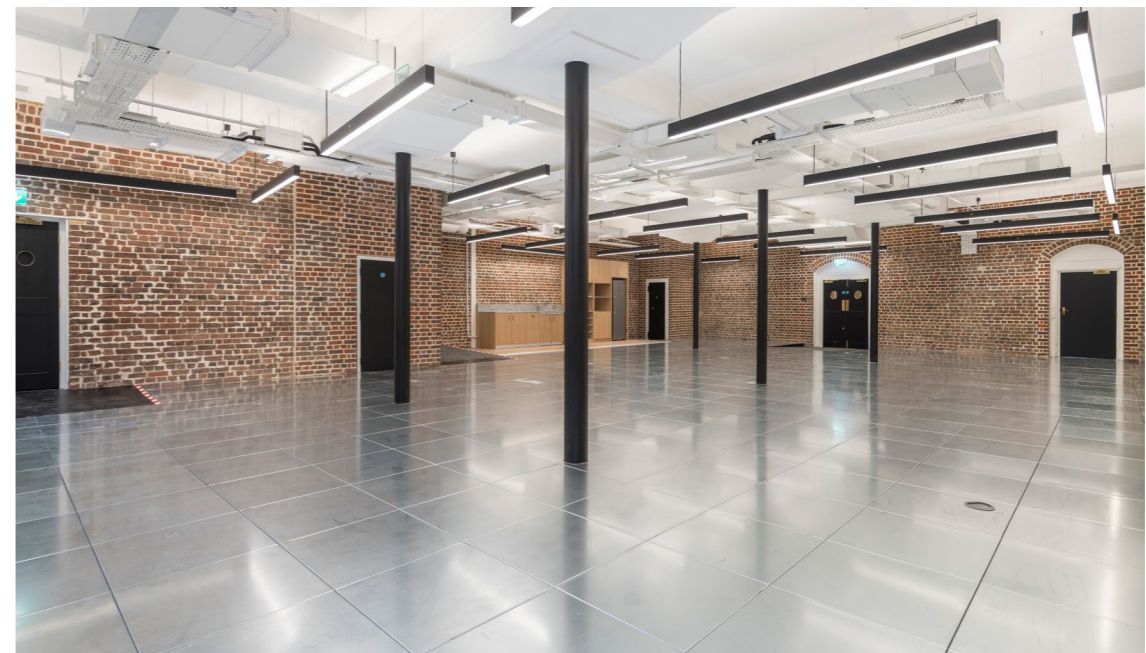




# The Space Available

The entrance sequence, reception and common areas have been comprehensively refurbished, with office spaces offered in new Cat A condition or fully fitted.

Floor	Area (sq ft)	Area (sq m)	Status	Condition
4 <sup>th</sup> (Bengal Wing)	1,473	136.8	Under offer	CAT A+
2 <sup>th</sup> (9a)	4,624	429.6	Available	CAT A+
2 <sup>th</sup> (Bengal Wing)	1,386	128.7	Available	CAT B
1 <sup>th</sup> (Bengal Wing)	1,333	123.9	Available	CAT B
<b>Total</b>	<b>8,816</b>	<b>819.0</b>		

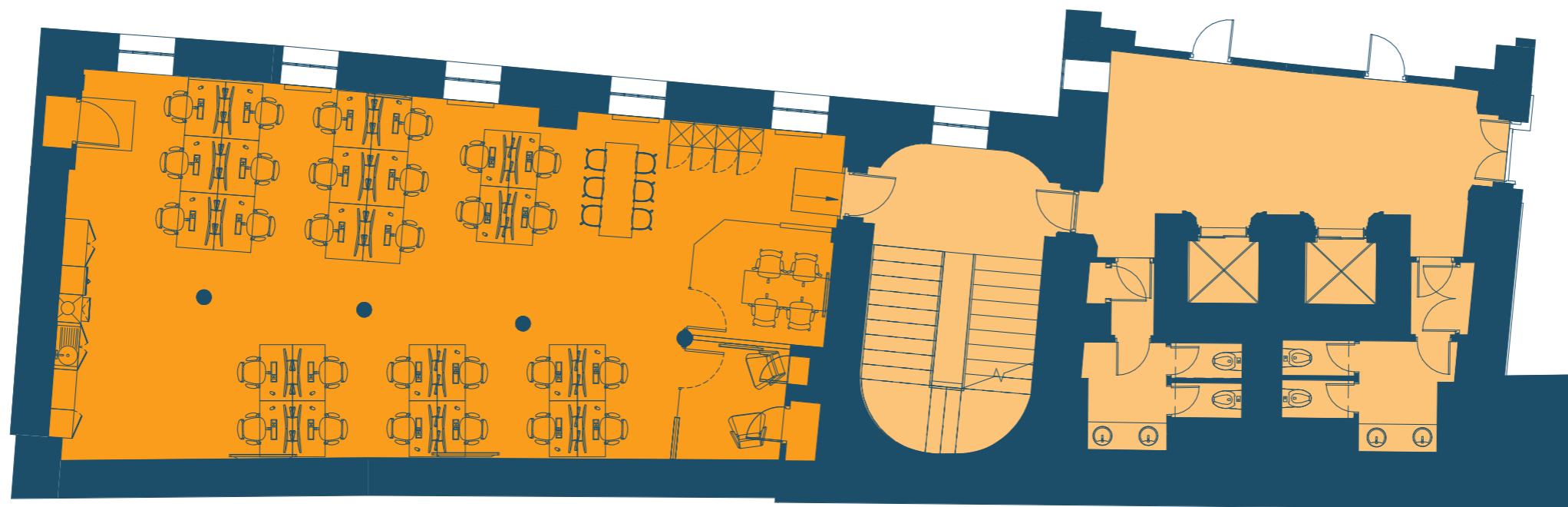


# 1st Floor

Fully Fitted

The Bengal Wing

1,333 sq ft  
123.9 sq m



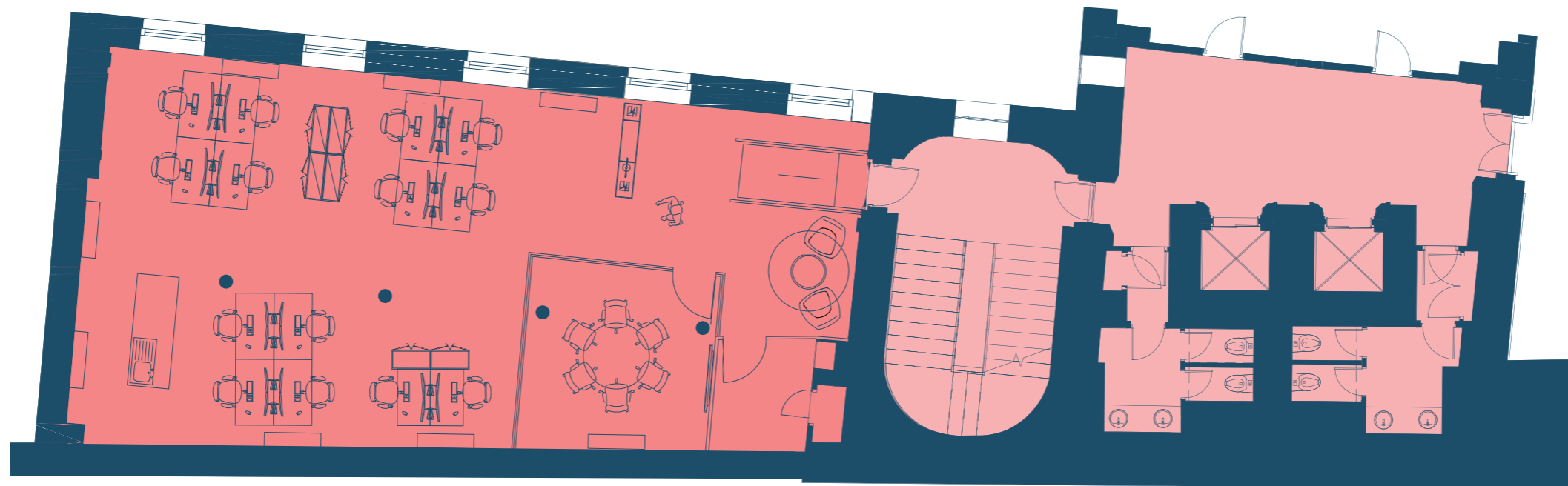
Office Space  
Communal Space



# 2nd Floor

The Bengal Wing

1,386 sq ft  
128.8 sq m

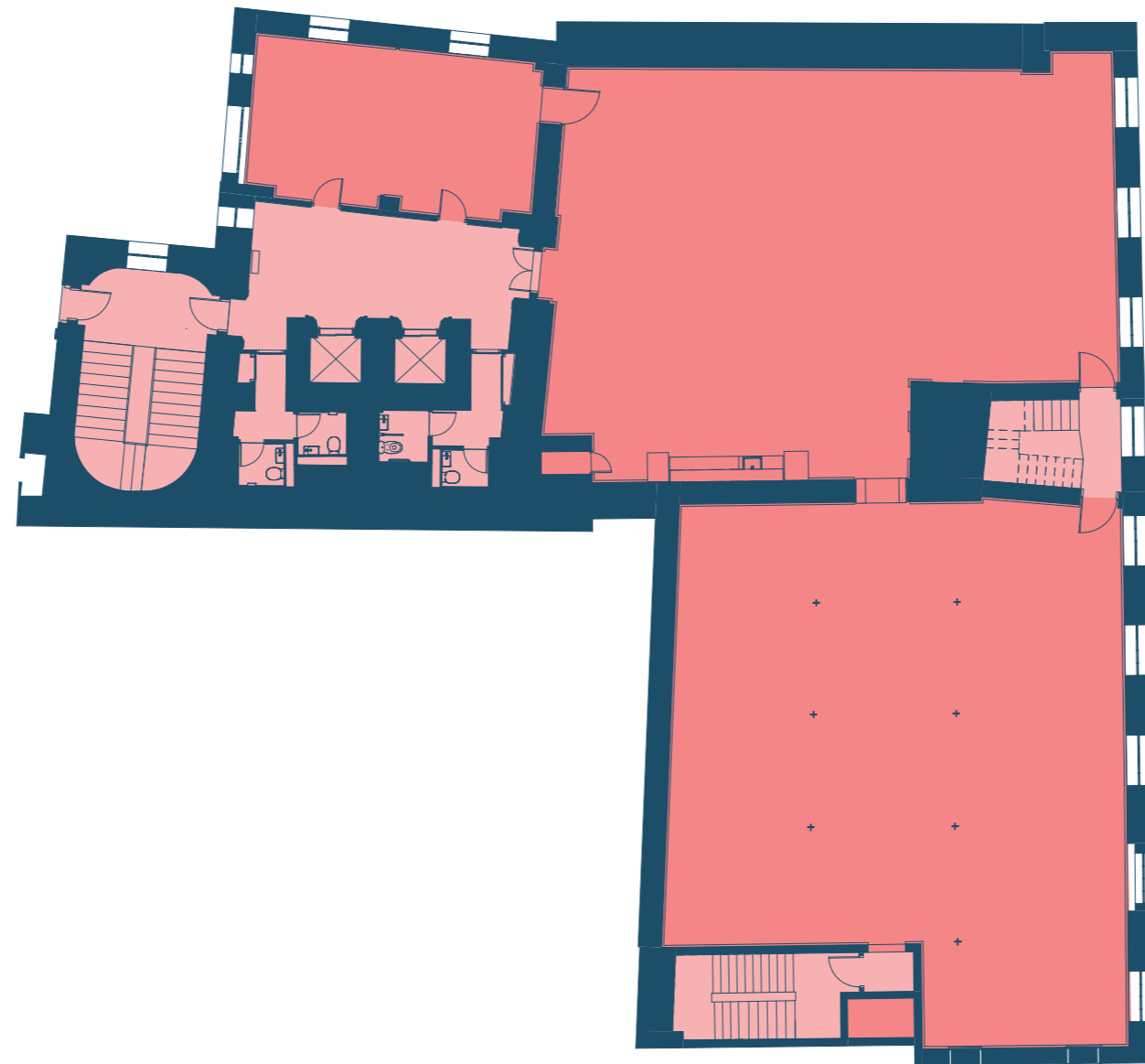


Office Space  
Communal Space



# 2nd Floor

9a | 4,624 sq ft  
429.6 sq m



Office Space  
Communal Space



# 2nd Floor

Indicative Fit-out

9a | 4,624 sq ft  
429.6 sq m



Office Space  
Communal Space



# Connectivity

The Bengal Wing is perfectly positioned, surrounded by underground connections and national rail links. The space is only 60 seconds from Liverpool Street Station, and is now served by the Elizabeth Line.

## London Underground Lines

- |  |   |
|--|---|
|  Piccadilly           |  Victoria            |
|  Circle               |  Waterloo & City     |
|  Bakerloo            |  Metropolitan       |
|  Central            |  Northern          |
|  District           |  Elizabeth         |
|  Hammersmith & City |  London Overground |
|  Jubilee            |   |

## Cycle

- |               |            |
|---------------|------------|
| Shoreditch    | 4 minutes  |
| London Bridge | 6 minutes  |
| Euston        | 20 minutes |
| Paddington    | 40 minutes |

Travel times from Liverpool Street station (Citymapper)





# What's On

At Devonshire Square you can find a host of exciting events throughout the year focused on creating community enhancing experiences.



WELLNESS



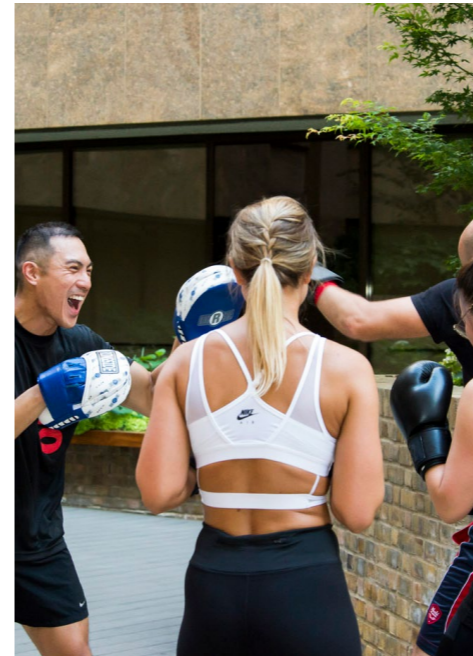
NETWORKING



ENTERTAINMENT



FOOD & DRINK





# Well Equipped



GRADE II LISTED WAREHOUSE



60 SECONDS FROM LIVERPOOL ST



NEWLY REFURBISHED



AIR CONDITIONED



2 X PASSENGER LIFTS



CAMPUS EVENT PROGRAMME



560 BICYCLE STORES



400 LOCKERS



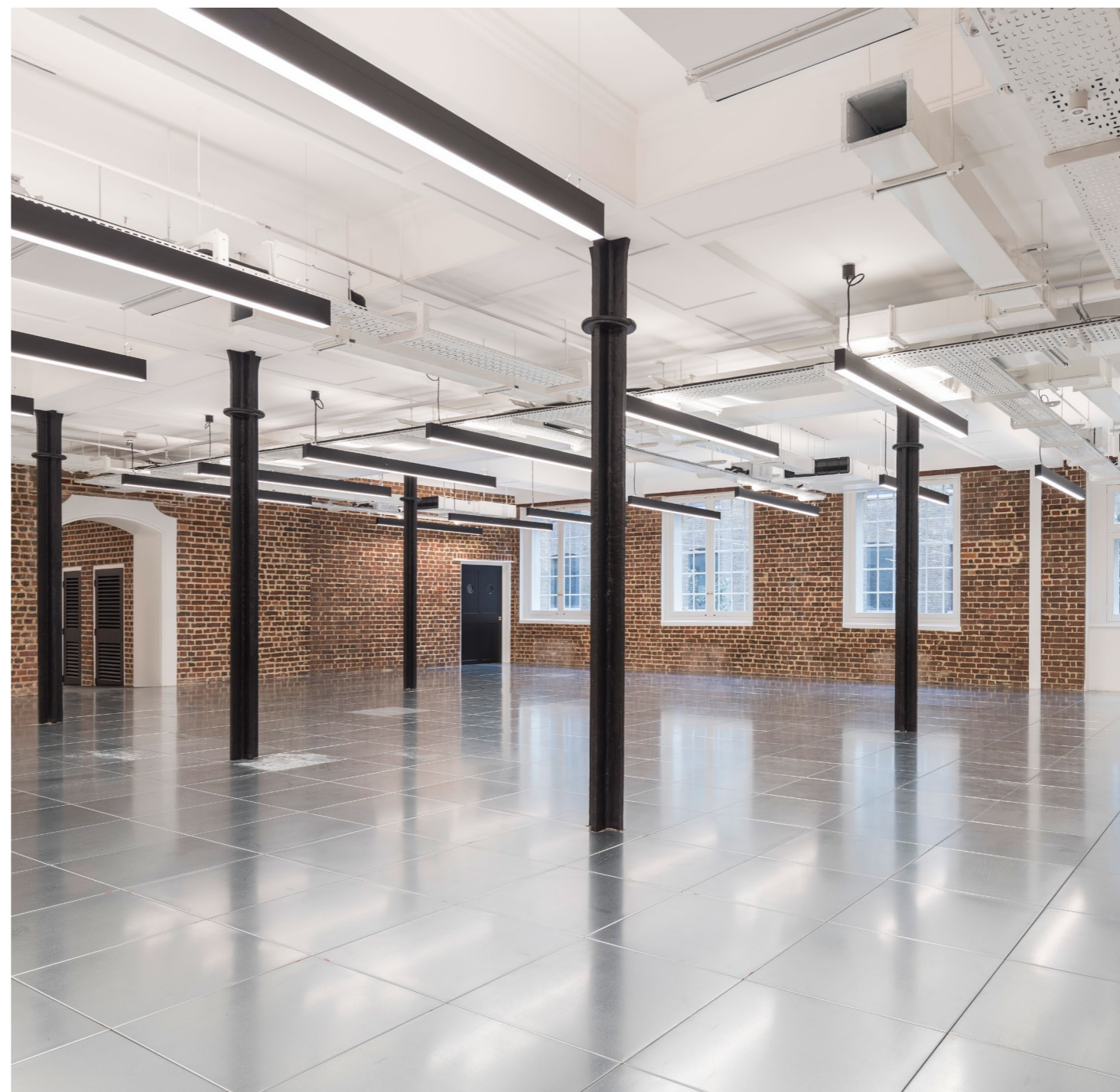
18 SHOWERS



WIREScore PLATINUM RATING



OPENABLE WINDOWS



# The Bengal Wing

For more information  
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